

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

10-333

Orleans

O

EAS.439

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Kingsbury Beach Road Area

Photograph



Address: 27 Longstreet Lane

Historic Name: Alvin and Mary Neale House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1924

Source: Eastham Tax Commitment records

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Shed (2021)

Major Alterations (*with dates*):
None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.28 acres

Setting: This parcel is located at the west end of Kingsbury Beach Road on Kingsbury Beach within an early-20th century subdivision of small cottage lots. This house is located on a dune above the beach. A broad clamshell driveway extends off Longstreet Lane.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Alvin and Mary Neale House, built in 1924, despite renovations, is still representative of modest summer cottage architecture. The form consists of a one-story, side-gable main block, and the rear (east) roof extends farther at a shallower roof slope, resulting in a variation on a lean-to roof form. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles. Any original chimneys have since been removed. Visible windows all appear to be modern, thermal 1/1 double-hung sash. The west, byside elevation is not visible but is likely more fenestrated.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

The land along Kingsbury Beach Road was owned in large part by five families - moving roughly from east to west, those of Benjamin Higgins and Edward C. Clark, Richard F. Smith, Philip Smith, and Nathaniel Smith.¹ Kingsbury Beach Road achieved its present extent and route by the 1920s when beach house development along Cape Cod Bay in Eastham gathered momentum. Prior to this point the land had been farmed. As is the case along other beach roads in the town (e.g. Campground Road), a few 19th century farmhouses remain in the dense mix of 20th-century resort development as landmarks to an earlier time when the town was still quite rural.

In 1923, Francis W. Smith, the son of Nathaniel Smith (1810-88), sold to Leroy K. Houghton of West Roxbury 39 acres of land on Cape Cod Bay. The next year, Houghton created the first subdivision along Kingsbury Beach Road from the 39-acre tract (Figure 2).² The subdivision of 111 lots ran east to what is now Penny Lane, south to the south border of lots on Leland Road, and west to the bay shore. The northern bound of the plan was unclear. Kingsbury Beach Road was called Bay Queen Road on the 1924 subdivision plan before it was changed to Kingsbury Beach Road shortly thereafter. Boston-born Leroy Kingsbury Houghton (1888-1980) married Ethelvn Williams in 1915. The *Boston Globe* announcement stated that he was "sub-master at the Robert G. Shaw School in West Roxbury, and later census records also listed him as teacher and schoolmaster.

In 1923, Leroy and Ethelyn Houghton sold Lots 14 and 36 to Alvin Neale of Wayland.³ Neale appears to have built the cottage right way. His name appears in the 1924 Eastham Tax Commitment records with a cottage valued at \$800. The house is shown

¹ This summary of Kingsbury Beach's development is derived in large part from the 2005 MHC Area Form for Kingsbury Beach, EAS.O.

² Barnstable County Registry of Deeds, Plan Book 15/ Page 121.

³ Book 570, Pages 277, 278, not recorded until 1940.

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in this location on a 1938 United States Geological Survey (USGS) aerial photo (Photo 3). This image shows the limited degree to which the subdivision had been developed by that time.

In many cases in Eastham, cottage development was by and for working- and middle-class families. Alvin Bent Neale (1880-1965) married Mary Alice Stetson (1884-1953) in Wayland in 1913. According to census records, Alvin Neale worked as a streetcar conductor and inspector, and then bus driver.

In 1953, the year his wife died, Alvin Neale sold this cottage to William S. and Carrie F. Carroll of Brookline.⁴ As of the 1950 census, William S. Carroll was working at a "garage repair station." This house was inherited by their children, Patricia, Janet and Linda, and they sold it in 1998 to Frank J. and Margaret J. Vangeli of Groton, MA.⁵ In 2015, the Vangelis sold it to John M. and Deborah C. Duarte of Armonk, NY.⁶ In 2021, the Duartes sold it to the current owners, Douglas H. and Sarah Harvey of Hopkinton.⁷

BIBLIOGRAPHY and/or REFERENCES

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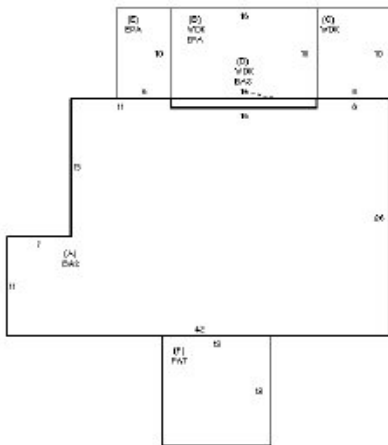


Figure 1. Assessor Sketch.



Photo 2. View from Longstreet Lane, looking southwest.

⁴ Book 848/ Page 102.

⁵ Book 11726/ Page 96.

⁶ Book 28691/ Page 263.

⁷ Book 33934/ Page 335.

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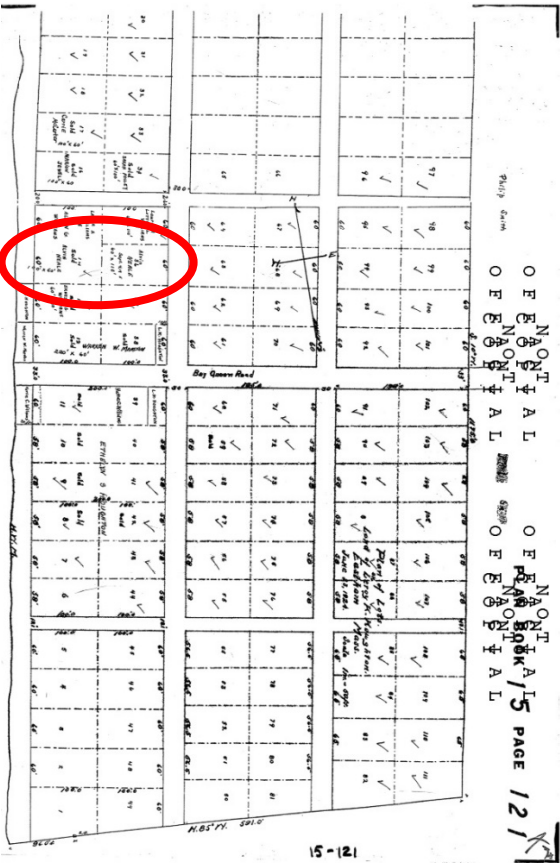


Figure 2. Plan of Land of Leroy K. Houghton, Eastham, Mass., June 23, 1924 (circle of Lots 14 and 36 added).



Photo 3. Detail of 1938 USGS aerial photo (arrow to 27 Longstreet Lane added).